026.A	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	570,600	/	570,600
USE VALUE:	570,600	/	570,600
ASSESSED:	570,600	/	570,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	WALSH KATE M
Owner 2:	
Owner 3:	
Street 1:	79 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORMIER CHARLENE A -
Owner 2:	-
Street 1:	79 MARATHON STREET #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1973, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	570,600			570,600
Total Card	0.000	570,600			570,600
Total Parcel	0.000	570,600			570,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.53 | /Parcel: 522.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 026.A-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	570,600	0	.		570,600		Year end	12/23/2021
2021	102	FV	554,500	0	.		554,500		Year End Roll	12/10/2020
2020	102	FV	546,500	0	.		546,500	546,500	Year End Roll	12/18/2019
2019	102	FV	429,300	0	.		429,300	429,300	Year End Roll	1/3/2019
2018	102	FV	379,500	0	.		379,500	379,500	Year End Roll	12/20/2017
2017	102	FV	345,800	0	.		345,800	345,800	Year End Roll	1/3/2017
2016	102	FV	345,800	0	.		345,800	345,800	Year End	1/4/2016
2015	102	FV	324,100	0	.		324,100	324,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORMIER CHARLEN	71561-254	2	8/31/2018		600,000	No	No		
DILWALI PRADEEP	31580-443		7/5/2000		235,000	No	No		
DILWALI PRADEEP	26692-258		9/25/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2004	510	Manual	2,000					replace front step

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7042																

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 146201
GIS Ref:
GIS Ref:
Insp Date: 05/17/18

!2202!

PRINT

Date	Time
12/29/21	21:10:14

LAST REV

Date	Time
10/24/19	14:31:29

apro

PAT ACCT.: 2202

USER DEFINED

Prior Id # 1:	146201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	0	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	84 - 7042

DEPRECIATION

Phys Cond:	GV - Good-VG	9.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	407.633
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632539
Depreciation:	61989
Depreciated Total:	570550

COMMENTS

BK:22773 PG:78 BK:16876 PG:317
646-3003,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	489.16
Special Features:	0	Val/Su Net:	498.34
Final Total:	570600	Val/Su SzAd	522.53

SKETCH

UnSketched SubAreas:
GLA: 1092,
BMT: 53,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,092	407.630	445,135
BMT	Basement	53	122.290	6,481

Net Sketched Area:	1,145			Total:	451,616
Size Ad	1092	Gross Area	1145	FinArea	1092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.A-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	102						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc